

masson cairns LTD

solicitors and estate agents

4 Newlands Road, Aviemore, PH22 1TJ

Offers Over £180,000

Contact us on 01479 874800 or visit www.massoncairns.com

4 Newlands Road is an attractive two-bedroom ground floor apartment forming part of a well-maintained block of six within the popular Lochan Mor development at the northern end of Aviemore. Built in 2006 to a good specification, the property offers an excellent opportunity for a purchaser to personalise and enhance the accommodation to their own taste while benefiting from gas fired central heating, double glazing and a secure communal entrance. The apartment opens into a private entrance hall and then a further inner hall which gives access to the impressive open-plan kitchen, dining and living space, a particularly generous room with ample space for both lounge and dining furniture. The kitchen is fitted with a good range of wall and base units, extensive work surfaces and integrated appliances, while windows and glazed French doors bring in excellent natural light. The French doors open directly onto a patio area and the communal garden grounds beyond, creating an easy connection with the outside space. The inner hall leads from the main entrance hall to the sleeping accommodation including bedroom one which is a comfortable double with good integral storage and access to a private en-suite shower room, while bedroom two is another well-proportioned double and also benefits from fitted wardrobes. A separate bathroom serves the remainder of the apartment and is fitted with a white suite including bath, WC and wash hand basin. Outside, residents enjoy well-kept communal lawned garden grounds, while parking is available to the front of the building. Offering generous ground-floor accommodation in a convenient Aviemore setting, the property would suit a range of purchasers including first-time buyers and downsizers. EPC C, Council Tax C, Home report available online at massoncairns.com

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Aviemore
Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.
Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.
Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.
Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links
From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.
With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating C

Communal Hall
A secure communal entrance door provides access to the building and leads into the shared hallway serving the six apartments. Outside, the development is set within well-kept communal garden grounds with lawned areas and designated bin stores.

Entrance Hall
The private entrance door opens into a useful entrance hall which provides an immediate transition from the communal hallway and has space for coats and footwear. There is laminate wood-effect flooring, ceiling lighting and a built-in cupboard provides useful additional storage. A door leads through to the inner hallway serving the bedrooms and bathroom and giving access to the living / dining and kitchen.

Inner Hall
The inner hall provides separation between the main living space and giving access to both bedrooms and the bathroom. There is laminate wood-effect flooring and ceiling lighting together with a cupboard housing the water cylinder.

Open Plan, Kitchen / Dining / Living Area
8.38m x 4.01m (27'5" x 13'1")
This particularly generous open-plan space forms the heart of the apartment, with ample room for both lounge and dining furniture alongside the fitted kitchen. The kitchen is arranged with a good range of light wood-effect wall, base and drawer units with complementary work surfaces and tiled splashbacks, together with a breakfast bar which provides additional preparation and informal dining space. There is an integrated electric oven with gas hob and extractor above, an integrated fridge freezer, dishwasher, a washer / dryer. A stainless-steel sink is positioned beneath the window, while further windows and the glazed French doors bring excellent natural light into the room. The living area provides plenty of space for comfortable seating with dining space and the French doors open directly onto the patio and communal gardens beyond. There is laminate wood-effect flooring throughout and ceiling lighting.

Bedroom One & En-suite
3.37m x 3.04m & 2.22m x 1.71m (11'0" x 9'11" & 7'3" x 5'7")
Bedroom one is a well-proportioned double room with ample space together with an integral storage wardrobe and a window that provides good natural light and an outlook towards the front of the development, while laminate wood-effect flooring and ceiling lighting complete the room. A further door gives direct access to the private en-suite shower room and the en-suite is fitted with a white suite comprising a shower enclosure with glazed sliding doors, WC and wash hand basin set within a useful vanity unit providing concealed storage. There is partial wall tiling, a wall mirror and tiled flooring, together with ceiling lighting and an extractor fan.

Bedroom Two
2.89m x 3.91m (9'5" x 12'9")
Another comfortable double room with good space for bedroom furniture and the benefit of fitted wardrobes providing useful hanging and storage space. A window brings in plenty of natural light and there is laminate wood-effect flooring and ceiling lighting.

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Bathroom
2.46m x 2.17m (8'0" x 7'1")
The bathroom is fitted with a white suite comprising a panelled bath with shower, WC and wash hand basin set within a fitted vanity unit which provides useful storage. There is partial wall tiling around the bath and wash basin area, together with tiled flooring, a circular wall mirror and ceiling lighting.

Outside
The property forms part of an attractive modern development with a secure communal entrance and shared grounds surrounding the building. To the rear there are well-maintained communal lawned gardens with several paved seating areas and picnic benches, providing pleasant outdoor space for residents to enjoy, while mature trees and timber fencing give the area a more established feel. The apartment itself benefits from direct access onto a small patio area immediately outside the French doors, creating a useful extension of the living space during the warmer months. To the front of the building there are parking spaces for residents and visitors, together with pedestrian paths leading to the main entrance.

Services
It is understood that there is mains water, drainage and electricity. There is LPG gas central heating.

Entry
By mutual agreement.

Price
Offers over £180,000 are invited - Below Home Report Valuation

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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Moray
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Council Tax
The property is currently assessed as Council Tax Band C with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

What Three Words Location
What3Words Location: ///sedative.boost.curl

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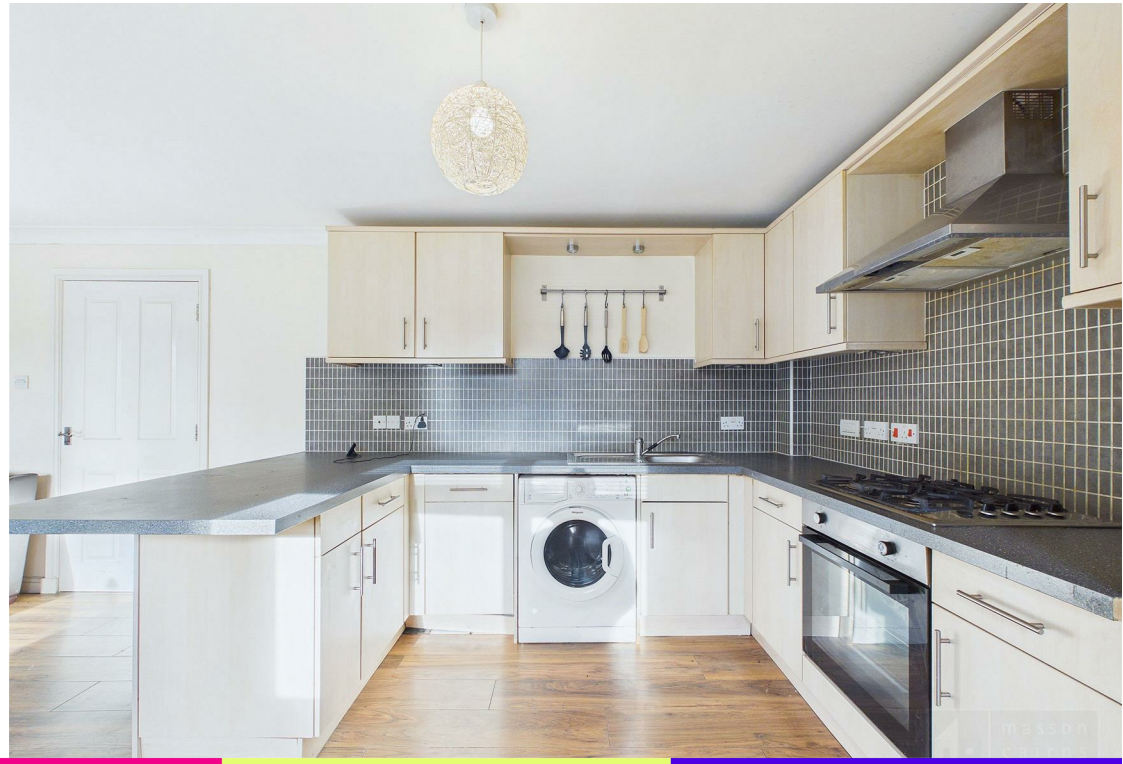




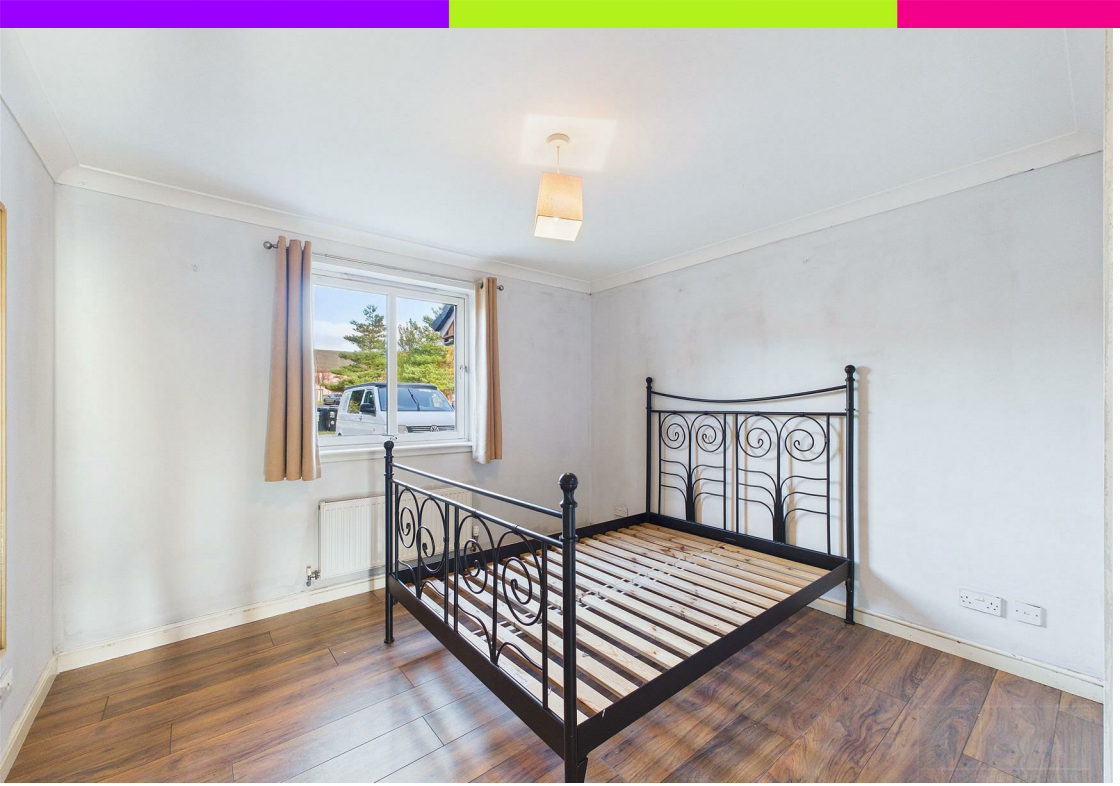


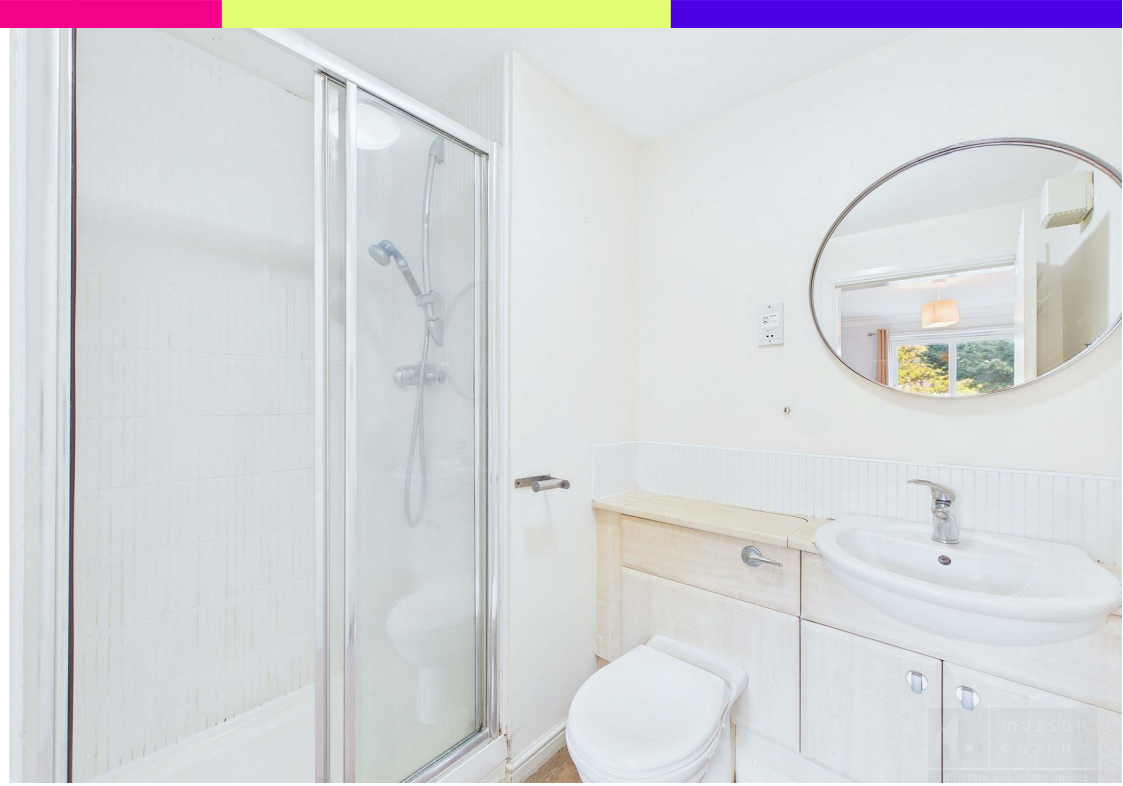






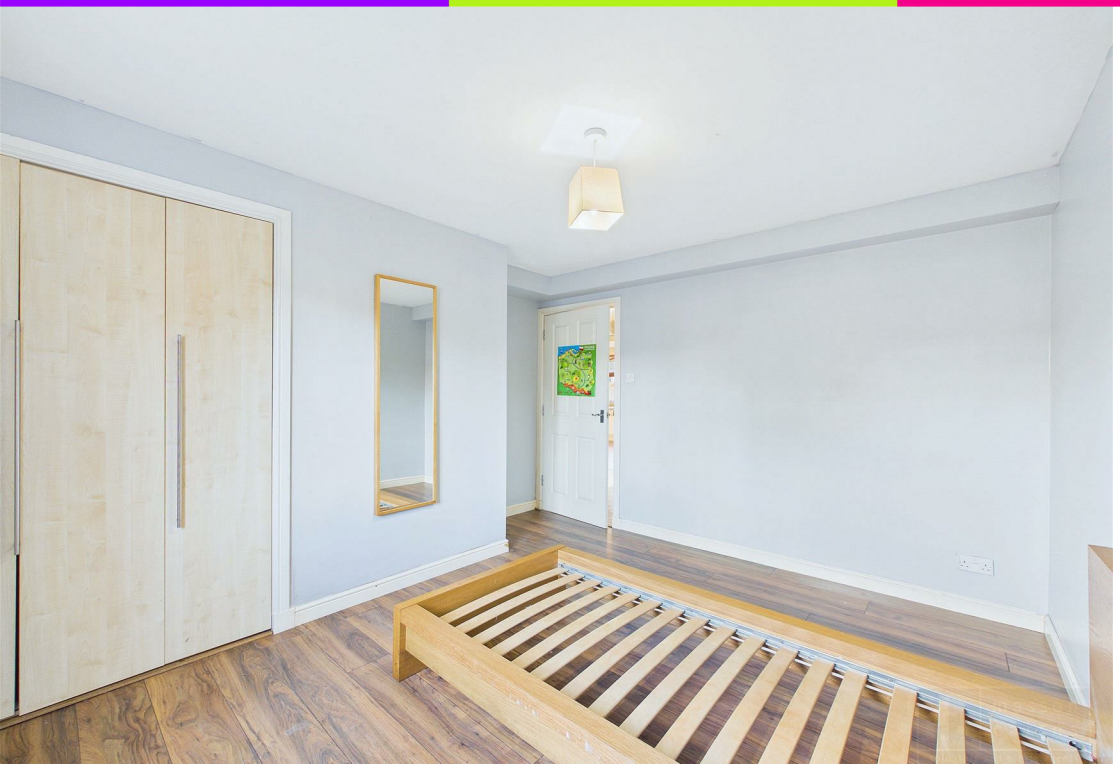








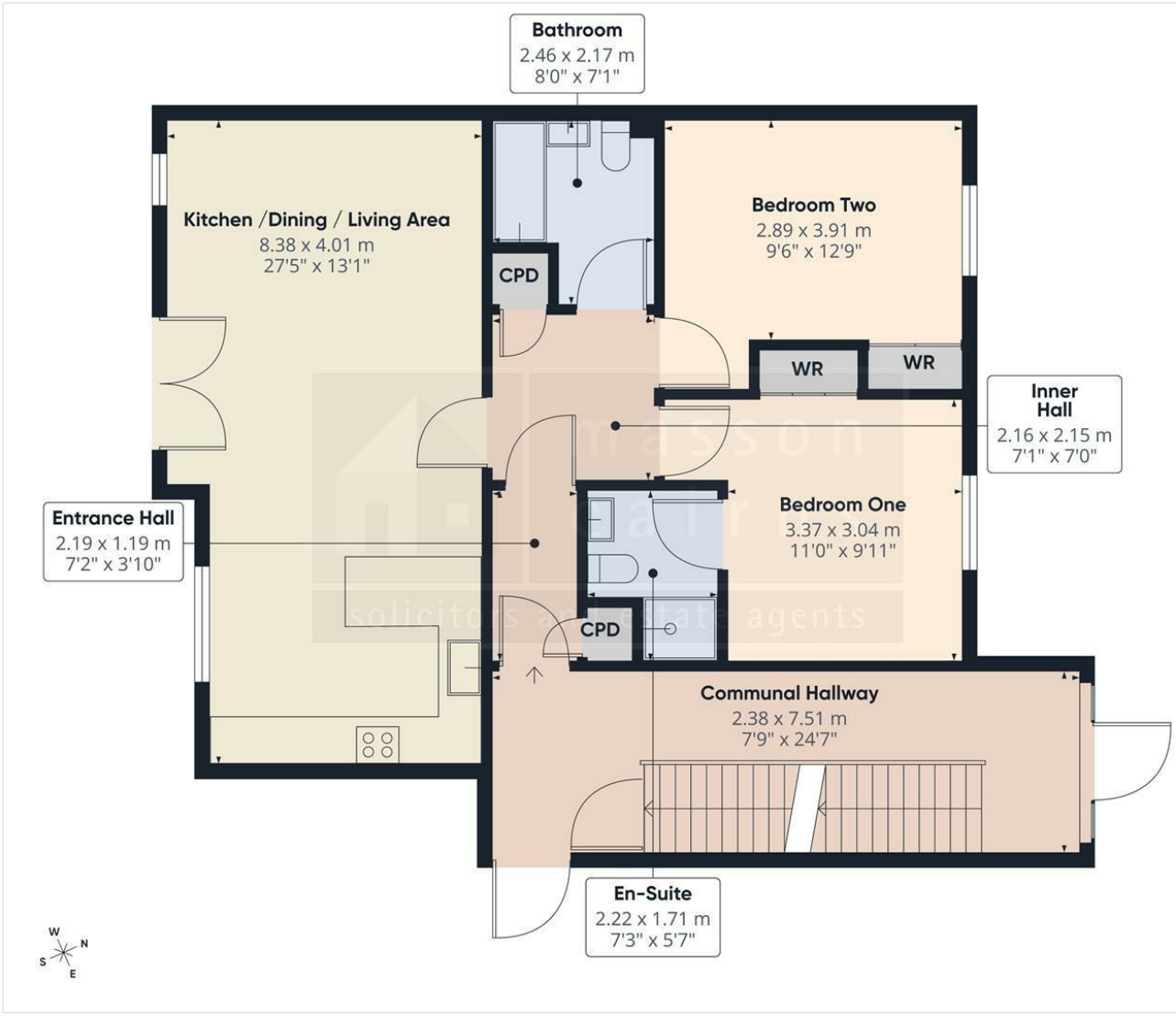












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Approximate total area(1)

86.9 m²
936 ft²

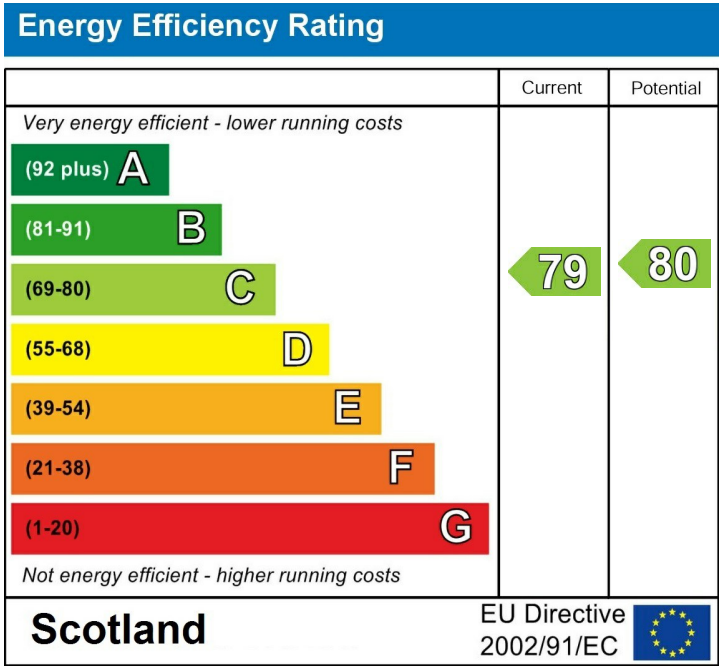
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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